



262 Locksway Road  
, Southsea, PO4 8LF

**Guide price £315,000**

This delightful mid-terrace house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The inviting lounge features a working coal or wood fire, creating a warm and cosy atmosphere during the colder months.

The home boasts three well-proportioned bedrooms, providing ample space for relaxation and rest and a modern bathroom upstairs.

One of the standout features of this property is the conservatory, which includes a larder, making it a versatile space for dining or simply enjoying the garden views as well as access to the downstairs W.C. The high-grade laminate flooring in the dining room, lounge, and downstairs hall, installed less than a year ago, adds a touch of modern elegance to the home.

The garden is a lovely outdoor space, complete with an external power supply, perfect for hosting gatherings or enjoying a peaceful afternoon. There is also a right of access to the rear, with the option for parking on the hardstanding where a hot tub currently resides.

The property benefits from new fencing in the front garden, enhancing its curb appeal. Additionally, a new fuse board has been installed this year, ensuring safety and efficiency.

- Three Bedrooms
- Mid Terrace Home
- Conservatory
- Downstairs W.C.
- Working Fireplace
- Newly Installed Fuse Board, Laminate Flooring and Fencing
- External Electricity Supply
- Right of access to rear - option for parking on handstanding
- Close to Bus Stops
- Popular Location

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

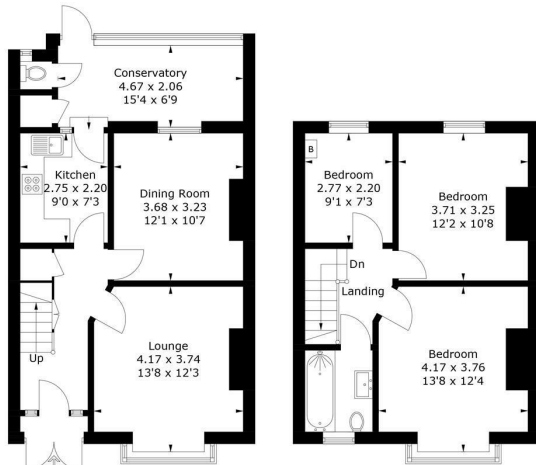


# Floor Plan

# Area Map

## Locksway Road, Southsea, Hampshire, PO4

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



**Ground Floor**

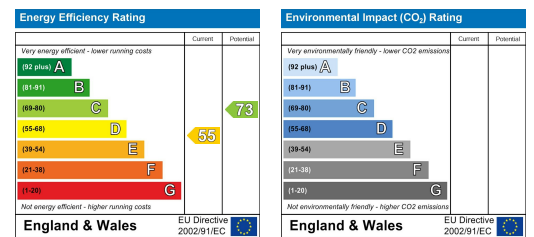
**First Floor**

PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1228324)



## Energy Efficiency Graph



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